

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, March 21, 2008, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of March 7, 2008.**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Formation of Consent Calendar**

Regular Agenda Items

- 1. [LRC Land Development Plan Amendment Authorization; PAA 07-001, Valley Center Community Plan Area \(Continued from the hearing of February 22, 2008\) \(Rosenberg\)](#)**

This is a request by the property owner, pursuant to Board of Supervisors Policy I-63, that the Planning Commission initiate a General Plan Amendment to change the project site's Regional Land Use Category from Estate Development Area to Country Town and change the Land Use Designation from (17) Estate Residential (1 dwelling unit per 2, 4 acres) to (4) Residential (2.9 dwelling units per acre). The purpose of the proposed change to the General Plan is to enable the property owner to build 96 residential lots, each approximately 7,500 square feet in size, on a 35.46-acre parcel located north of the existing Country Town in Valley Center using a Package Treatment Plant as the wastewater disposal method. The project site is located just north of Fruitvale Road, between Twain

Way to the east and High Point Drive to the west in the community of Valley Center.

2. Zoning Ordinance Clean-Up; POD 07-003 (Continued from the hearing of March 7, 2008) (Stiehl)

The project is a series of proposed clean-up amendments in the form of a Draft Ordinance to the Zoning Ordinance. At the March 7th hearing, the Planning Commission requested that the portion of the Draft Ordinance regarding the Additional Story Permitted Section (31) be revised. Staff has revised the proposed section to allow for an additional story with the approval of an Administrative Permit with required findings.

3. Peaceful Valley Ranch Major Subdivision (57 Lots); General Plan Amendment GPA 03-005, Rezone R03-015, Tentative Map TM 5341RPL⁵, Major Use Permit P04-048, Jamul/Dulzura Subregional Plan Area (Beddow)

The proposed project is a major subdivision of 181.31 acres into 57 lots (estate residential, equestrian, open space, joint use, and roads [Attachment A]). Lot sizes range from 2.0 to 28.9 acres. A General Plan Amendment and Rezone are proposed that will reclassify the eastern 152.6 acres of the site from a General Plan land use designation of (18) Multiple Rural Use (1 dwelling unit per 4, 8, 20 acres) and A72 Zoning Use Regulation (General Agriculture; 8-acre minimum lot size) to a General Plan land use designation of (17) Estate Residential (1 dwelling unit per 2, 4 acres) and A72 Zoning Use Regulation (General Agriculture; 2-acre minimum lot size). The General Plan Amendment also proposes to delete a planned portion of SC 760 from Olive Vista Drive to State Route 94 from the Circulation Element. The project is located within the Otay Water District but proposes to annex the eastern 152.46 acres into the Metropolitan Water District and the San Diego County Water Authority. A Major Use Permit is requested for spectator events at the private equestrian/polo training facility. The project site is located on the east side of State Route 94 at the intersection with Melody Road in the Jamul/Dulzura Subregional Plan Area.

4. Ridge Creek Tentative Map; TM 5469RPL²; Fallbrook Community Plan Area (Sheredy)

The project proposes to subdivide a 32.96-acre lot in Fallbrook into 14 lots, each at a minimum of 2.0 acres net. The project site is located on 3061 Ridge Creek Drive in the Fallbrook Community Plan Area. The site is subject to the General Plan Regional Category 1.3, Estate Development Area, and the (17) Estate Residential Land Use Designation. Zoning for the site is A70 (Limited Agricultural) Use. The site contains an existing residence that would be removed. The site also contains non-native grasses and a drainage swale running north and south along the property boundary. Access would be provided by a 40-foot wide private road connecting to Ridge Creek Drive (private road),

Ridge Drive (private road) and Live Oak Park Road (public road). The project would be served by on-site septic systems and imported water from the Fallbrook Public Utility District. An extension of approximately 1,600 feet of water pipeline will be required by the Fallbrook Public Utility District. Earthwork will consist of cut and fill of 44,842 cubic yards of material. The project includes off-site improvements to Ridge Creek Drive.

5. Boutique Wineries Zoning Ordinance Amendment; POD 07-001 (Nagem)

The project is a proposed amendment to the San Diego County Zoning Ordinance to introduce a new winery classification, Boutique Winery. Under the proposed amendment, the "Packing and Processing: Boutique Winery" Use Type would be allowed subject to limitations in the A70-Limited Agriculture and the A72-General Agriculture Use Regulations. The Boutique Winery Use Type can produce up to 12,000 gallons of wine per year and will include specified standards and limitations on the size of the winery and on activities that can occur, based in part of the location of the proposed Boutique Winery. The proposed amendment would apply to the unincorporated areas of San Diego County within the A70-Limited Agriculture and A72-General Agriculture Use Regulations. The Department is proposing revisions to the draft Ordinance considered by the Planning Commission on March 7, 2008.

Administrative Agenda Items

F. Director's Report

- **Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson)**

G. Report on actions of Planning Commission's Subcommittees.

H. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.

March 26, 2008

- **Boutique Wineries (PC recommended approval on March 7, 2008)**
- **Northern Gatehouse (SPA 07-002, PC recommended approval on February 22, 2008)**
- **T-Mobile/Scott Residence (P03-124, approved by the PC on December 14, 2007)**
- **Cricket/Park Hill Lane (P06-011, approved by the PC on December 14, 2007)**

- **Mountain Gate (TM 5193RP3TE/R07-006, approved by the PC on December 14, 2007)**

I. Discussion of correspondence received by Planning Commission.

J. Scheduled Meetings.

April 4, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 18, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 2, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 16, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 30, 2008	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 13, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 27, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 11, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 25, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Public Hearing Information".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.